

MORTGAGE

THIS MORTGAGE is made this 6th day of January, 1978, between the Mortgagor, E. James Runde, (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Five Thousand Two Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 6, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2007

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of GREENVILLE State of South Carolina:

ALL that piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the southern side of Lanneau Drive in the City of Greenville, Greenville County, South Carolina, being known and designated as Lot No. 6 on a plat entitled "Estate of John T. Jenkinson" made by Dalton & Neves, dated July, 1932, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book H at Page 207 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of Lanneau Drive at the joint front corner of lots nos. 6 and 7 and running thence with the common line of said lots, S. 21-44 W. 222.7 feet to a point in the line of property now or formerly belonging to W. C. McDaniel; thence along the McDaniel line, N. 67-35 W. 65 feet to a point; thence N. 21-44 E. 222 feet to a point on the southern side of Lanneau Drive; thence along the southern side of Lanneau Drive, S. 68-16 E. 65 feet to a point at the point of beginning.

The above property is the same property conveyed to E. James Runde by deed of Lloyd A. Hauser and Dora L. Hauser of even date to be recorded herewith.

which has the address of 12 Lanneau Drive Greenville,
[Street] [City]
South Carolina 29605 (herein "Property Address");
[State and Zip Code]

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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